



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
MERRITT ISLAND REGULATORY OFFICE
2460 NORTH COURTENAY PARKWAY, SUITE 204
MERRITT ISLAND, FLORIDA 32953

PUBLIC NOTICE

Permit Application No. 1991-41660 (IP-AWP) **OCT 16 2004**

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) as described below:

APPLICANT: The Great Outdoors Premier RV/Golf Resort, Inc.
135 Plantation Drive
Titusville, Florida 32780

WATERWAY & LOCATION: The project is located within and adjacent to the St. Johns River floodplain. Specifically the project is located on Plantation Drive south of State Road (SR) 50.

Directions to the site are as follows: From the intersection of Interstate 95 and SR 50 proceed west on SR 50 approximately 1 mile to the intersection of Plantation Drive. Turn south on Plantation Drive.

LATITUDE & LONGITUDE: Latitude 80°51'50" North
Longitude 28°31'50" West

PROJECT PURPOSE:

Basic: The basic project purpose is residential subdivision.

Overall: The overall project purpose is the addition of residential development within the Great Outdoors Premier RV/Golf Resort, Inc (Great Outdoors).

PROPOSED WORK: The applicant proposes to impact approximately 21.14 acres of wetlands (10.20 acres of freshwater marsh and 10.94 acres of wet prairie) of the 80.06 acre project site for the final phase of development within the Great Outdoors. The Great Outdoors is a 1,069 acre residential development.

EXISTING CONDITIONS: The Great Outdoors Recreational Vehicle Park was begun in 1988 and original Development of Regional Impact (DRI) approval allowed for up to 2,000 sites to be

constructed on 1,096 acres. To date, there have been 1,421 sites developed within the original park boundary and this permit application proposes the addition of 80.06 acres to the park with a total of 204 sites. This will be the final phase of development at The Great Outdoors and will result in a total build out of 1,625 sites.

The on-site wetland systems consist of a freshwater marsh and wet prairie. The freshwater marsh is dominated by soft rush and sand cord grass. The freshwater marsh consists of sand cord grass and torpedo grass. Both systems have been altered by decades of active cattle grazing and human alteration. The existing area surrounding the project area consists of upland coniferous forest, freshwater lake, rangeland, and residential development.

Endangered Species: The U.S. Army Corps of Engineers (Corps) has determined the proposed project may affect, but is not likely to adversely the bald eagle and the eastern indigo snake. The Corps will request Fish and Wildlife's concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

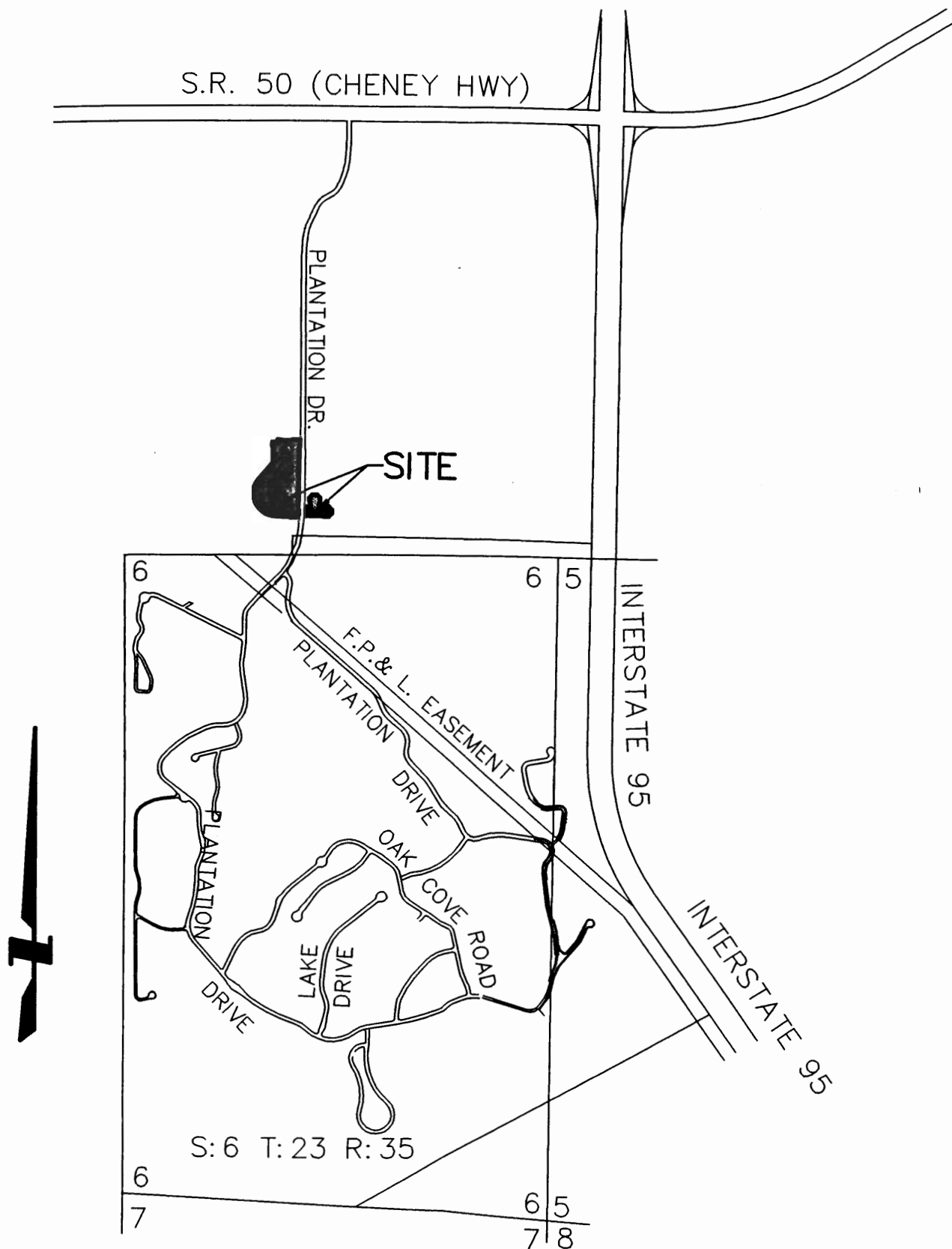
Mitigation: To offset all unavoidable wetland impacts the applicant proposes to a combination of preservation, enhancement, and restoration of approximately 377.0 acres. The mitigation is located adjacent to lands owned by St. Johns River Water Management District (SJRWMD) and the Audubon Society. The land will be donated to SJRWMD under the "Fee Simple" agreement.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has been verified. The jurisdictional line has been verified by Corps personnel.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification has been issued by the SJRWMD by issuance of Environmental Resource Permit No. 4-009-16310-6.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within 30 days from the date of this notice.

If you have any questions concerning this application, you may contact Andrew Phillips at the letterhead address, by electronic mail at Andrew.W.Phillips@saj02.usace.army.mil, by fax at 321-453-5220, or by telephone at 321-453-7655.





SCALE: 1"=500'

LIMITS OF DRI

ACQUIRED LAND
(JUNE 2003)

814

PLANTATION DRIVE

PROPOSED
DEVELOPMENT
AREA

PROPOSED
NATURE CENTER

ELLIS CANAL

ELLIS CANAL

LEGEND

300 - RANGELAND
410 - UPLAND CONIFEROUS FOREST
427 - LIVE OAK
524 - LAKE
641 - FRESHWATER MARSH
643 - WET PRAIRIE

814 - ROAD
830 - UTILITIES

U.S. Army Corps of Engineers
Application # 545-1991-41660
Date: _____
Sheet 2 of 8



**Honeycutt &
Associates, Inc.**
ENGINEERS-SURVEYORS-PLANNERS
5196 South Washington Avenue
Titusville, Florida 32780
(321) 267-6233 Fax (321) 269-7847
Certificate of Authorization EB-0007623

THE GREAT OUTDOORS
PREMIER RV/GOLF RESORT, INC.
DEVELOPMENT AMENDMENT

VEGETATION
MAP F
JUNE 2004

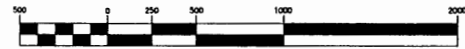
KEY SHEET

MITIGATION CONSERVATION EASEMENT AREAS (MCE)

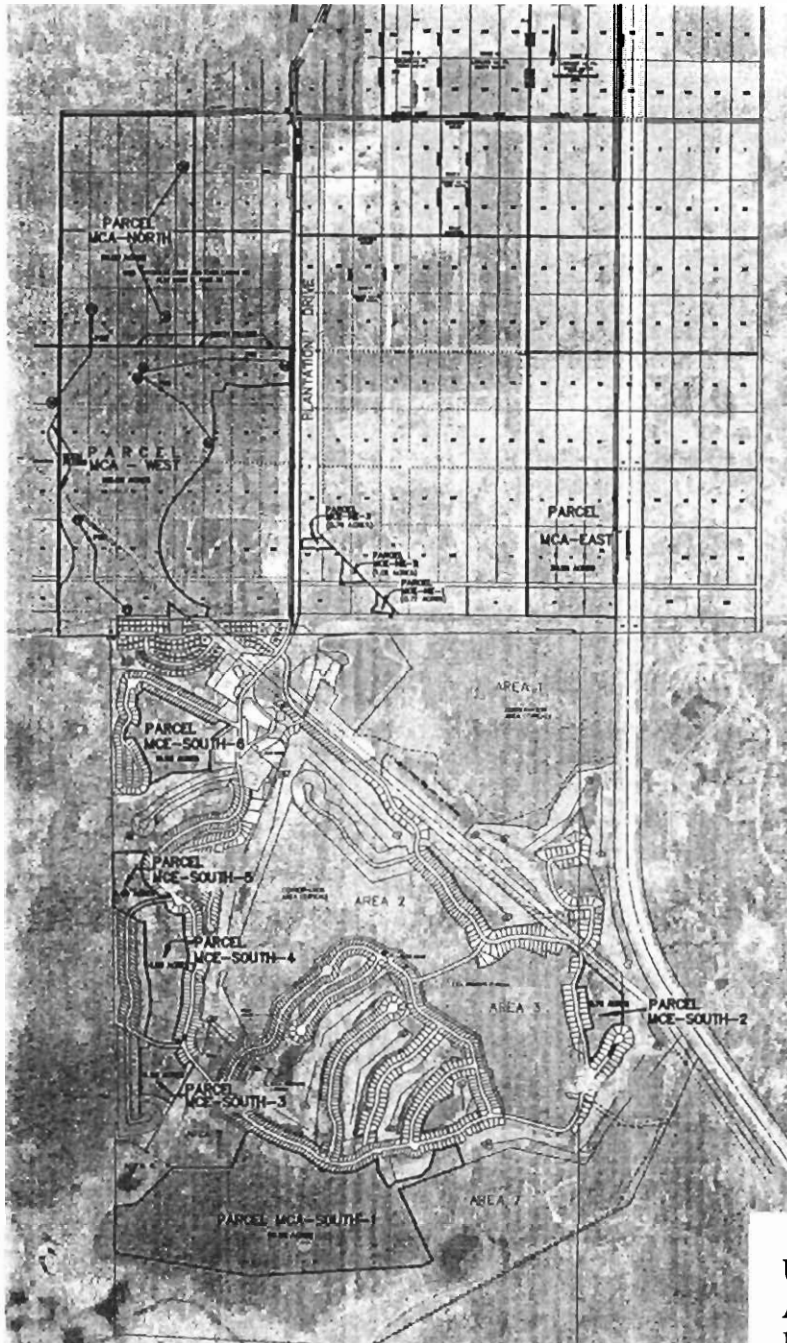
MITIGATION CONSERVATION AREAS (MCA)



GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.



T = TRANSECTS

PS = PHOTO STATIONS

U.S. Army Corps of Engineers
Application # SAJ-1791-41660

Date: _____
Sheet 3 of 8

MITIGATION AREAS

BREVARD COUNTY

SEC: _____ TWN: _____ RNG: _____

DATUM: NGVD

SCALE: _____



**Honeycutt &
Associates, Inc.**
ENGINEERS • SURVEYORS • PLANNERS

5195 South Washington Avenue
Titusville, Florida 32780
(321) 267-6233 Fax (321) 269-7847
Certificate of Authorization EB-0007623

THE GREAT OUTDOORS PREMIER
RV/GOLF RESORT, INC.
APPLICANT: _____

DATE: 8/20/04

SHEET 1 OF 1

KEY SHEET

MITIGATION CONSERVATION
EASEMENT AREAS
(MCE)

MITIGATION CONSERVATION
AREAS (MCA)

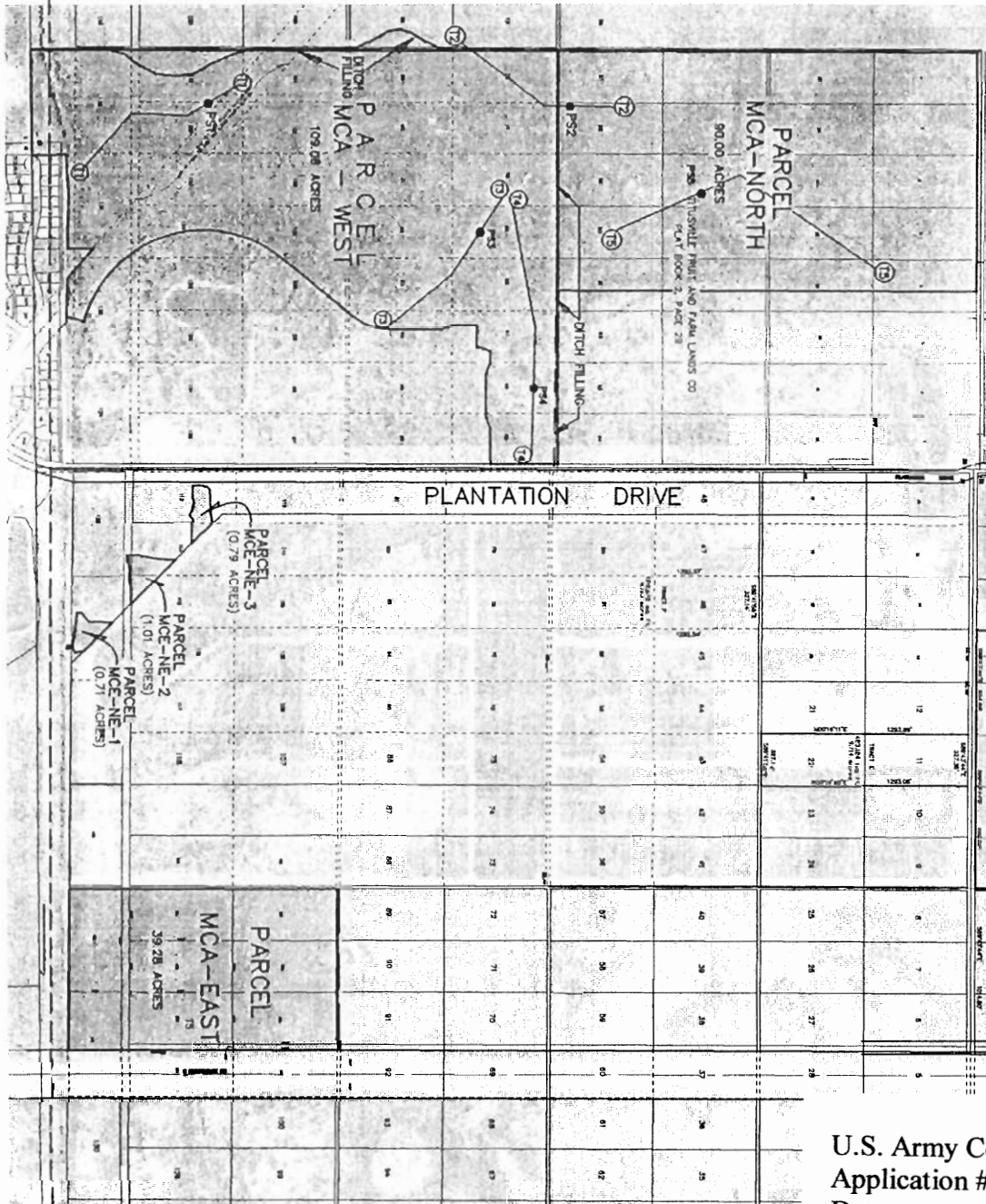


GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

MATCH LINE



T = TRANSECTS
PS = PHOTO STATIONS

U.S. Army Corps of Engineers
Application # 545-8991-41660
Date: _____
Sheet 4 of 8

MITIGATION AREAS

BREVARD COUNTY

SEC: _____ TWN: _____ RNG: _____

DATUM: NGVD

SCALE: _____

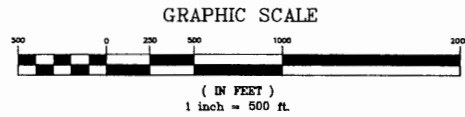


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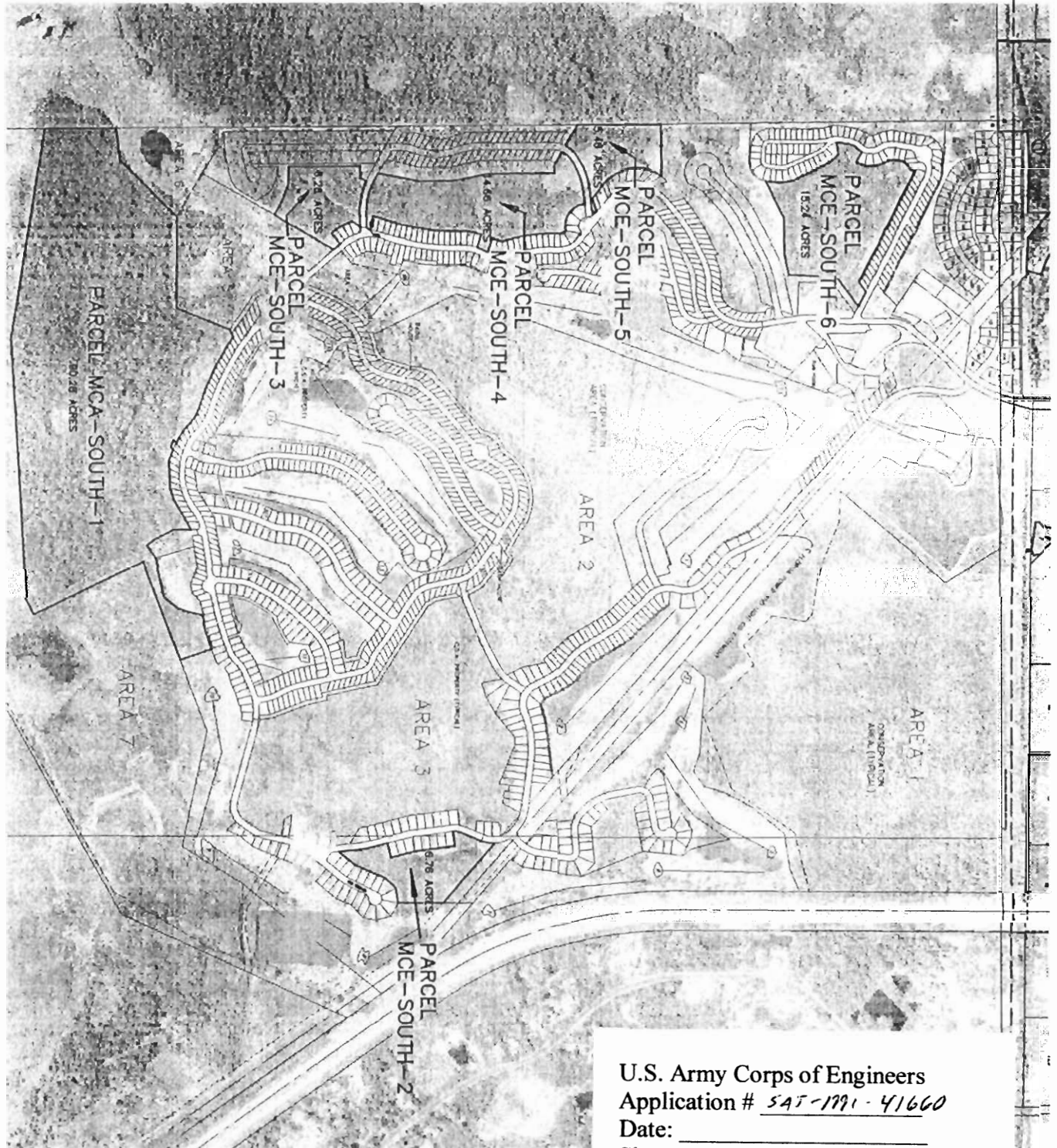
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THE GREAT OUTDOORS PREMIER
RV/GOLF RESORT, INC.
APPLICANT: _____

DATE: 8/20/04
SHEET 2 OF 2



MATCH LINE



U.S. Army Corps of Engineers
Application # 54T-1991-41660

Date: _____

Sheet 5 of 8

MITIGATION AREAS

BREVARD COUNTY

SEC: _____ TWN: _____ RNG: _____

DATUM: NGVD

SCALE: _____



**Honeycutt &
Associates, Inc.**

ENGINEERS • SURVEYORS • PLANNERS

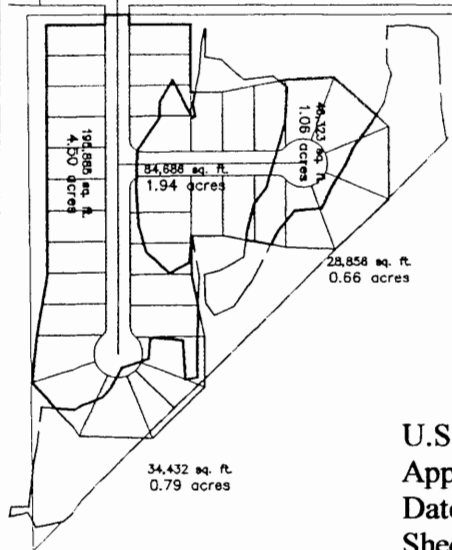
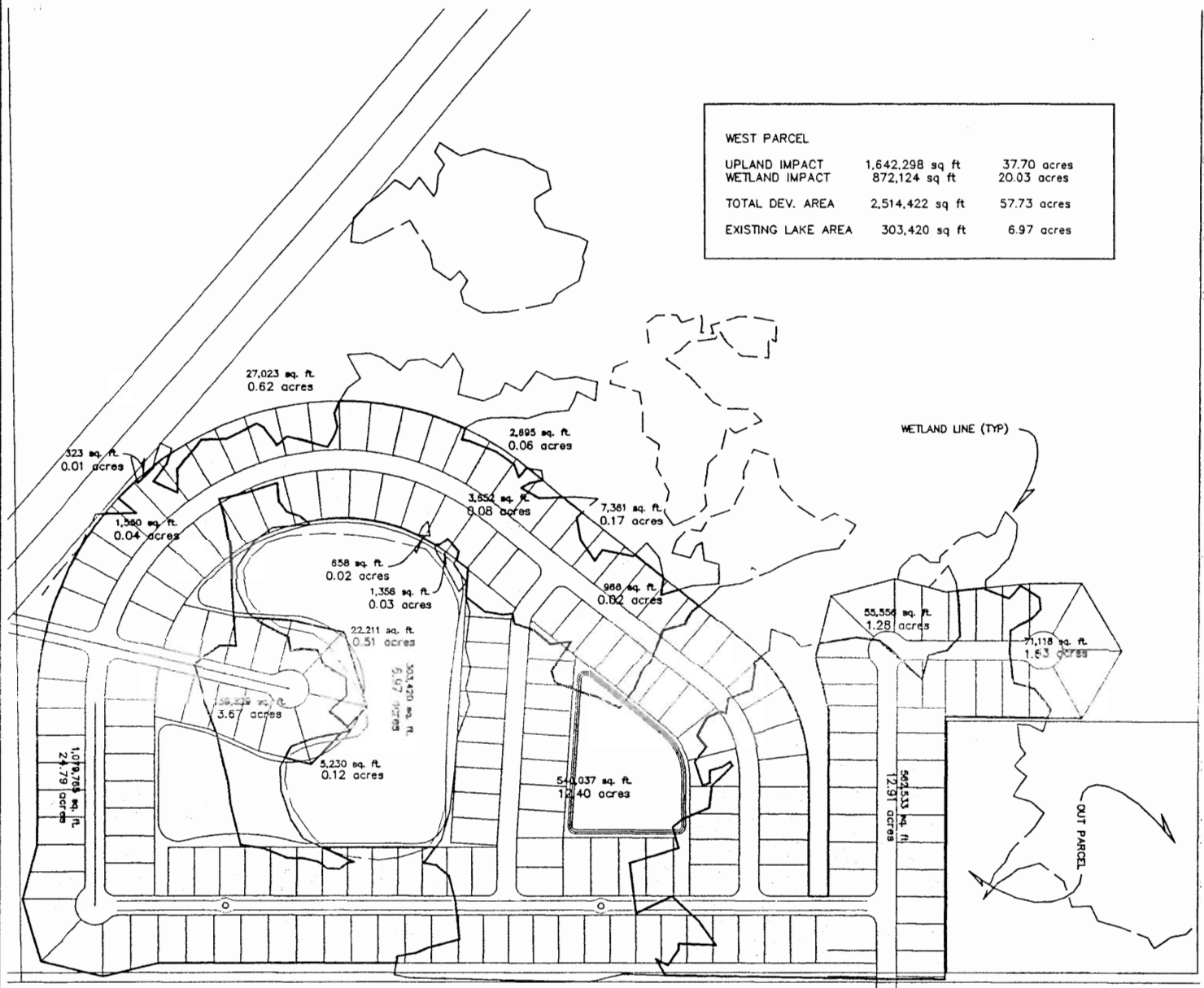
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APPLICANT: _____

DATE: 8/20/04

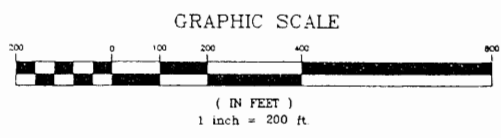
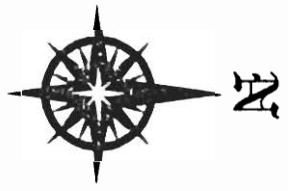
SHEET 1 OF 2

WEST PARCEL		
UPLAND IMPACT	1,642,298 sq ft	37.70 acres
WETLAND IMPACT	872,124 sq ft	20.03 acres
TOTAL DEV. AREA	2,514,422 sq ft	57.73 acres
EXISTING LAKE AREA	303,420 sq ft	6.97 acres



*Concept plan 2
Modified to plan 2*

EAST PARCEL		
UPLAND IMPACT	242,208 sq ft	5.56 acres
WETLAND IMPACT	147,974 sq ft	3.39 acres
TOTAL DEV. AREA	390,182 sq ft	8.95 acres



U.S. Army Corps of Engineers
 Application # SA5-1991-41660
 Date: _____
 Sheet 6 of 8

FEBRUARY 2003 CONCEPT PLAN
 BREVARD
 SEC: 36 TWN: 22 RNG: 35
 DATUM: NGVD
 SCALE: 1"=400'

Honeycutt & Associates, Inc.

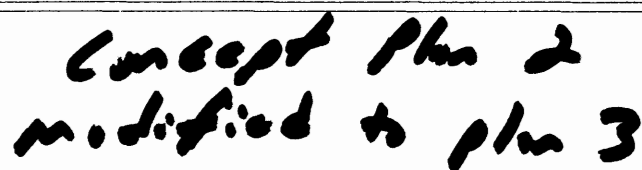
ENGINEERS • SURVEYORS • PLANNERS

5195 South Washington Avenue
 Titusville, Florida 32780
 (321) 267-6233 Fax (321) 269-7847
 Certificate of Authorization EB-0007623

THE GREAT OUTDOORS PREMIER
 RV/GOLF RESORT, INC.
 DATE: 8/23/04
 SHEET 3 OF 3

UPLAND IMPACT	1,987,824 sq ft	45.65 acres
WETLAND IMPACT	951,100 sq ft	22.50 acres
TOTAL DEV. AREA	2,938,924 sq ft	68.15 acres
EXISTING LAKE	303,420 sq ft	6.97 acres

WETLAND IMPACT



EAST PARCEL		
UPLAND IMPACT	242,208 sq ft	5.56 acres
WETLAND IMPACT	147,974 sq ft	3.39 acres
TOTAL DEVELOPED AREA	390,182 sq ft	8.95 acres



(IN FEET)
1 inch = 200 ft.

Date: _____
Sheet 7 of 8

BREVARD
SEC: 36 TWN: 22 RNG: 35
DATUM: NGVD
SCALE: 1" = 400'



Honeycutt & Associates, Inc.
ENGINEERS • SURVEYORS • PLANNERS
5195 South Washington Avenue
Titusville, Florida 32780
(321) 267-6233 Fax (321) 269-7847
Certificate of Authorization EB-0037623

DATE: 8/23/04
SHEET 2 OF 3

IMPACT ON NATURAL RESOURCES: Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

IMPACT ON CULTURAL RESOURCES: Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine, Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The U.S. Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with approved Coastal Zone Management Plan.

REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.

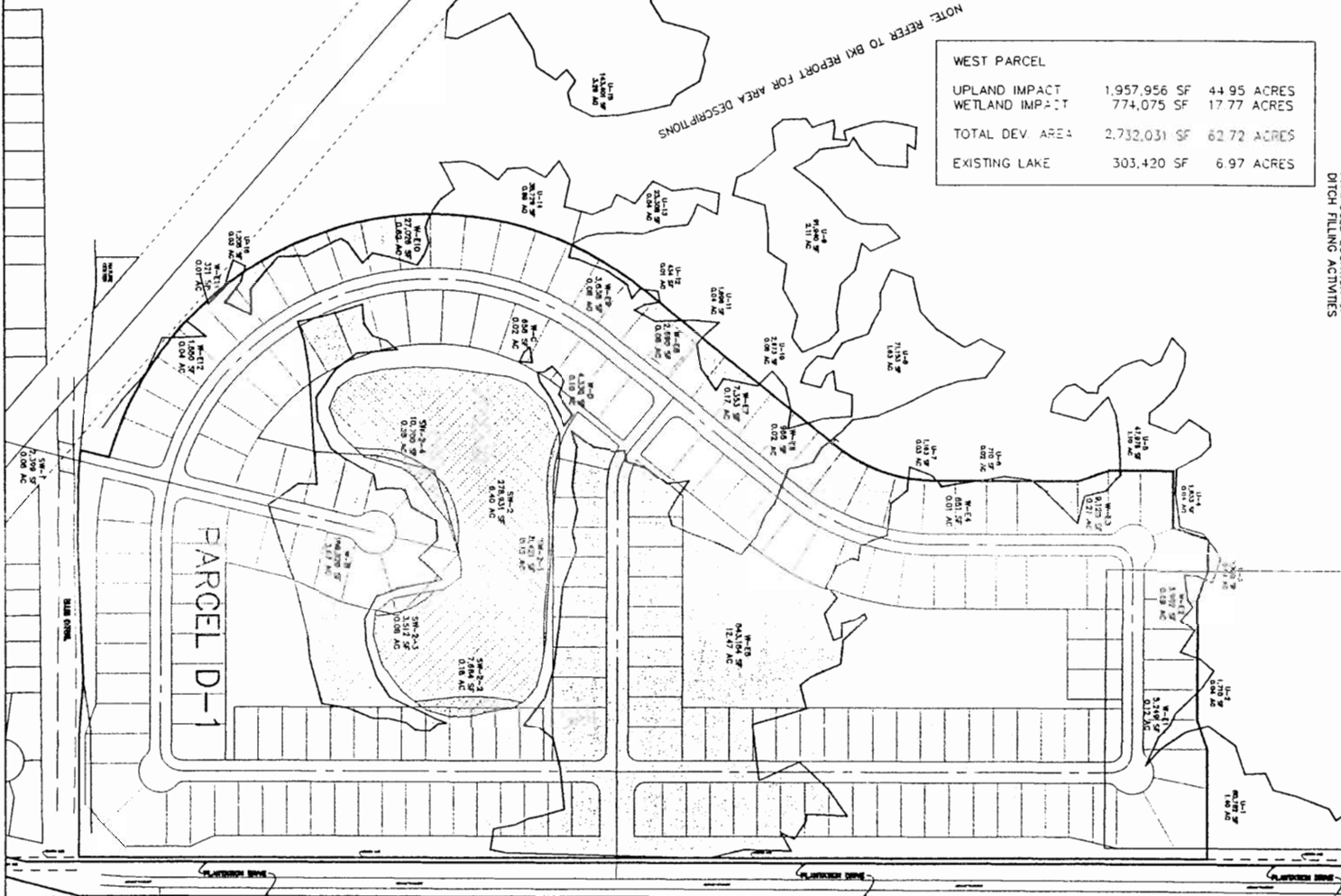

John R. Hall
Chief, Regulatory Division

PROPOSED LOCATION OF
DITCH FILLING ACTIVITIES

NOTE: REFER TO BVI REPORT FOR AREA DESCRIPTIONS

WEST PARCEL			
UPLAND IMPACT	1,957,956 SF	44.95 ACRES	
WETLAND IMPACT	774,075 SF	17.77 ACRES	
TOTAL DEV. AREA	2,732,031 SF	62.72 ACRES	
EXISTING LAKE	303,420 SF	6.97 ACRES	

PROPOSED LOCATION OF
DITCH FILLING ACTIVITIES



*Concept plan 3
Final Proposal*

EAST PARCEL

UPLAND IMPACT	242,208 SF	5.56 ACRES
WETLAND IMPACT	147,974 SF	3.39 ACRES
TOTAL DEV. AREA	390,182 SF	8.95 ACRES



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft

U.S. Army Corps of Engineers
Application # 3AJ-1991-41660
Date: _____
Sheet 8 of 8

MAY 2003 CONCEPT PLAN

BREVARD

SEC: 36 TWN: 22 RNG: 35

DATUM: NGVD

SCALE: 1"=400'



Honeycutt & Associates, Inc.
ENGINEERS • SURVEYORS • PLANNERS

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Titusville, Florida 32780
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Certificate of Authorization EB-0007623

THE GREAT OUTDOORS PREMIER
RV/GOLF RESORT, INC.

DATE: 8/23/04
SHEET 1 OF 3

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